



**City Council
Pre-Agenda Meeting
Tuesday, February 08 2005
4:00 P.M.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, February 08, 2005 at Trinity City Hall.

MEMBERS PRESENT: Mayor, Jimmy Shore; Council members Karen Bridges, Phil Brown, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Council member Barbara Ewings.

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Clerk, Debbie Hinson; City Engineer Randy McNeill; Bonnie Renfro, President Randolph County Economic Development Corporation; Members of the Press; and other interested parties.

ITEM 1. Welcome

Mayor Shore called the February 08, 2005 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:00 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

ITEM III. Closed Session Pursuant to NCGS 143-318.11a (4) (Bonnie Renfro, President, Randolph County Economic Development Corporation).

Mayor Shore called for a motion to go into Closed Session pursuant to NCGS 143-318.11a (4).

Council member Lambeth made a motion to go into Closed Session pursuant to NCGS 143-318.11a (4). Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

After returning from Closed Session, Mayor Shore called for a motion to return to Regular Session.

Council member Lambeth made a motion to return to Regular Session. Council member Bridges seconded the motion. The motion and second was approved unanimously by all Council members present.

Mayor Shore stated that there was no action taken during Closed Session.

ITEM IV. Proposed items for the February 15, 2005 Regular Meeting of the Trinity City Council

Review and Approval of Minutes

- 1. January 11, 2005 Pre-agenda Meeting**
- 2. January 18, 2005 Regular City Council Meeting**
- 3. January 29, 2005 Retreat**

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Council member Bridges made a motion to add these items to the February 15, 2005 Regular Meeting Agenda. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

Reports

4. Audit Report (FY 2003-2004) (LaVonne Montague, CPA, Dixon-Hughes PLCC)

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Council member Reddick made a motion to add this item to the February 15, 2005 Regular Meeting Agenda. Council member Labonte seconded the motion. The motion and second was approved unanimously by all Council members present.

Public Hearings

5. Zoning Ordinance

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Council members discussed the density that would be allowed citywide per R-12 zoning. Mayor Shore, Council members, Manager Bailie, and Mr. Stumb, Planning Administrator, discussed when developers would be allowed to request this type of development if the zoning district was approved by Council. Mr. Stumb and Manager Bailie advised Council that if this change was adopted by Council action any developer could come in and make a request for this type of development.

There was considerable discussion concerning the Land Use Development Plan that Council approved PTCOG to begin work on at their last meeting that would help identify areas in the City best suited for this type of high density development as well as moderate and low density development.

After conversation concerning the benefits of having the Land Use Development Plan to help Council better identify areas for this type of development, Council member Brown made a motion to table this item until the Land Use Development Plan is developed that would guide development for high, moderate, and low density development. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

6. Watershed Ordinance

Manager Bailie and Mr. Stumb advised Council that this item accompanied the proposed changes to the Zoning Ordinance relative to R-12 zoning and since consideration of that issue was tabled, consideration of amendments to the Watershed Ordinance was not necessary. This item will be removed from the Agenda.

7. Subdivision Ordinance (tabled at 12/14/04 Pre-Agenda Meeting)

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Council members asked if these changes referred to Open Space requirements. Manager Bailie advised Council that staff's recommendation for Open Space included multi-family and residential mixed. It is Council's option whether to proceed with this or not.

Mr. Stumb reviewed the handout given to Council that outlined the proposed changes (included) advising Council that most of the changes were procedural changes and changes for clarity. After reviewing section 4-6 through 6-22, Council reviewed the following:

Subdivision Administrator: Council member Labonte asked if this was a job title change only where this work will be designated to someone else. Mr. Stumb advised Council this was a job title change. Previously the City Clerk signed off on subdivisions and was responsible for keeping up the paper work and records. This just takes that responsibility from her and puts it in my hands.

Section 5-3 Preliminary Plat, Major Subdivision

The wording in the second paragraph (Twelve Five Copies) was questioned. Mr. Stumb advised Council this was a typing error and should read **12 copies**.

Mayor Shore called for a motion to add this item to the Agenda.

Council member Talbert moved to make a motion to add this to the Agenda as recommended.

Prior to a second, Council member Bridges asked if the information following Section 6-22 was based on R-12 Development.

Mr. Stumb discussed two (2) sections on Recreation after the Subdivision Ordinance. The first one would be an amendment to the Subdivision if R-12 was approved. Since this was tabled until the Land Use Plan was finished there is no reason to act on this.

The second page would be an amendment to the requirements of the Zoning Ordinance and applies to R-12, Multi-Family, and Residential Mixed development. This would require Council action on the chart regarding these types of development.

Council members asked if open space dedication could be required during a Special Use Hearing for a development such as apartments or if it was required to already be a part of the Ordinance. Mr. Stumb advised members the Open Space requirement would have to be a part of the Ordinance prior to submission of a plan by a developer in order to be added during the Special Use Hearing. Council members and Manager Bailie discussed adding the Open Space requirement to Multi-Family, as well as Residential Mixed development, and striking the portion relating to R-12 development.

There was discussion concerning the need to address Open Space in this type of development, if parks would be developed in these areas to be patrolled by the city, and who would provide liability insurance for this type of space. Council members discussed the meaning of Open Space in regards to park development. Open Space does not mean that a park will have to be developed. It is to require some open space be left in the development.

Manager Bailie advised Council this would work as outlined at the December meeting. If there was space within the property being developed it would be open to the developer whether he wanted to maintain this as Open Space for persons living in the complex, or if he had property located along a creek that was undevelopable he could approach Council and offer to dedicate this property to the City. This would be up to the Council to accept or decline. There was further discussion among Council members concerning fee in lieu of property dedication and whether or not to consider this separate from the R-12 as recommended. Manager Bailie advised Council any items regarding Open Space or fee in lieu would be brought to Council on a case by case basis.

There was discussion between Council members concerning the motion made by Council member Talbert earlier.

Council member Talbert advised Council it was his motion to put this item on the February 15, 2005 Agenda as recommended to delete the R-12 since this item was tabled, but that it include all other items in the Open Space Requirements for Multi-Family, Residential Mixed, as well as fee in lieu. Council member Bridges seconded the motion. The motion carried 5 to 2 with Council members Meredith and Labonte voting Nay.

After the vote there was further discussion among Council members concerning the fee in lieu and Open Space Requirements and how developers would respond to this requirement. Manager Bailie discussed with Council her concerns about how Trinity would react to the growth that will take place when sewer installation begins.

Council members discussed the rules defined in the Proposed Trin-Thom Development concerning the fee in lieu as opposed to Open Space. By allowing the fee in lieu for this development, this gave back some building lots for development and also did away with the need for a Homeowner's Association in the Trinity portion of this development. Council discussed the importance of encouraging development and the need to plan for expenditures where it was needed in Trinity.

Manager Bailie discussed how open space dedication became a question of the value placed on park land both by Council and the citizens of Trinity. Do you and your citizens want it in your city, and will it enhance the value of Trinity? After these things are determined then you must decide how you can accomplish this. Will you tax the residents or are we going to require that new residents moving into our community that have an impact on our current resources buy into this.

Unfinished Business

None

New Business

8. A.R.C.H. Program

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Ms. Hinson, City Clerk, briefly reviewed the handout given to Council concerning this program. She advised Council that the City of Trinity had been invited to join with the City of Archdale to provide a safety net to disabled, special need, and shut in residents. This service is provided by volunteers in conjunction with the Archdale Police Department. If this program is utilized in Trinity, the Archdale Police Department will develop a database. Once developed the two municipalities will work in conjunction to keep the list up to date and make sure each one has the same information. Volunteers would alert the Archdale Police Department if a problem concerning their resident arose, and the Archdale Police Department would in turn notify the proper entity. All volunteers would be screened by the Archdale Police Department. There will be no cost involved to provide this service to our residents.

Council member Brown made a motion to add this item to the February 15, 2005 Regular Meeting Agenda. Council member Lambeth seconded the motion. The motion and second was approved unanimously by all Council members present.

9. Advisory Boards Policy

(NOTE: For Discussion At Pre-Agenda Meeting And Possible Inclusion On Regular Meeting

Agenda: Establish And Solicit Residents To Serve On Advisory Boards:

- **Transportation**
- **Safety**
- **Parks and Recreation)**

Mayor Shore called for discussion and or motion to add this item to the February 15, 2005 Regular Meeting Agenda.

Manager Bailie advised Council that she and Council members Bridges and Talbert met in December to develop a policy for our advisory boards and have included a draft in your packet.

Council member Labonte made a motion to add this to the February 15, 2005 Regular Meeting Agenda. Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

After discussion, it was the consensus of Council to wait on establishment of Transportation, Safety, and Parks and Recreation Boards until criteria could be developed.

Council members and Manager Bailie discussed Council's desire to make appointments for two expired seats on the Planning and Zoning Board. Manager Bailie advised Council that if this Policy was adopted it called for an eight (8) member Board with its Chair to be elected from among its membership. Manager Bailie and Council members discussed how this change would affect the current chairmanship position.

After further discussion, it was the consensus of Council that Manager Bailie proceed with this item and mail forms to current members with expired terms for feedback and information on their desires for reappointment, and to put together a press release for anyone new who might be interested in serving in these positions. The information would be collected and given to the appropriate Council member for recommendation of appointment, and be placed on the Council Agenda for approval in March, 2005.

10. Donations (City Grant Program) Policy

Mayor Shore opened this item and called for discussion relating to this item.

Manager Bailie discussed with Council members the reasons for this policy. She advised Council this was a basic policy with basic guidelines.

Council member Bridges asked if the name might be changed to Community Funding Program.

With no other discussion, Council member Bridges made a motion to add this item to the February 15, 2005 Regular Meeting Agenda. Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

11. Grant Request From Archdale-Trinity Chamber of Commerce

After Mayor Shore opened this item, Manager Bailie advised Council that Beverly Nelson would be at the meeting to make a request for \$1,750.00 or 1/3 of the costs to produce the CD as shown in the packet received by Council. Archdale has previously committed to the Chamber for the same donation of \$1,750.00.

There was discussion between Council members and Manager Bailie concerning services provided to the City of Trinity by the Chamber.

Council member Bridges made a motion to add this item to the February 15, 2005 Regular Meeting Agenda. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

12. Budget Amendments

After Mayor Shore opened this item, Manager Bailie advised Council this item would include the Budget Amendment to adopt the structural changes outlined at the retreat that is required by GASB #34 as well as a Budget Amendment for the chamber request in the event the Council elects to grant the request.

Mayor Shore called for a motion to add this item to the Agenda.

Council member Talbert made a motion to add this item to the February 15, 2005 Regular Meeting Agenda. Council member Labonte seconded the motion. The motion and second was approved unanimously by all Council members present.

ITEM V. Retreat Continuation/Follow-Up Discussion

Mayor Shore opened this item and suggested Council hold a Special Called Meeting to finish items not covered at the Annual Retreat.

After discussion, it was the consensus of Council to hold a Special Called Meeting on Thursday, February 17, 2005 at 6:00 p.m. and for staff to arrange delivery of pizza.

ITEM VI. Business From Mayor and Council

NONE

ITEM VII. Business From City Manager

Mayor Shore called for business from Manager Bailie.

League of Municipalities

Manager Bailie asked Council members to update the information sheet from the League of Municipalities and return to staff as soon as possible.

Railing at Front Door

This project was done by the students at Trinity Senior High School in Mr. Dorsett's class. We will recognize the students that participated at the March meeting.

RCC College

The groundbreaking at Randolph Community College, Archdale Campus will take place on Friday at 2:30 p.m. for any of you who would like to attend. Dress will be casual. Please advise me so that I may RSVP for anyone who would like to attend.

Prior to adjournment, Council member Labonte and Attorney Wilhoit discussed any pending action concerning the lawsuit with M & M Builders. Attorney Wilhoit advised Council members that the City was still waiting on the release to come from the attorneys of M & M Builders.

ITEM IX. Adjournment

With no other business to discuss, Mayor Shore called for a motion to adjourn the February 08, 2005 Pre-Agenda Meeting.

Council member Talbert made a motion to adjourn the February 08, 2005 Pre-Agenda Meeting. Council member Meredith seconded the motion. The motion and second was approved unanimously by all Council members present.